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0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

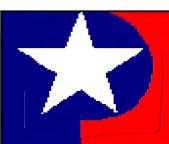
525,800 / 525,800

USE VALUE:

525,800 / 525,800

ASSESSED:

525,800 / 525,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		GOVERNOR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY EUGENE H
Owner 2:	
Owner 3:	

Street 1: 31 GOVERNOR RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .07 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3047		Sq. Ft.	Site		0	70.	1.68	5									357,988						358,000	

Total AC/HA: 0.06995

Total SF/SM: 3047

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 357,988

Spl Credit

Total: 358,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct:		Fact: .		Floor:				Totals	RMS: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				Phys Cond: AV	- Average	31. %		Interior:	1	5	2						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal: 2	- Plaster			Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T	- Typical			Override:		%		Plumbing:									
Prim Floors: 3	- Hardwood			Total:	31	%		Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.98000199													
Electric: 3	- Typical			Adj \$ / SQ: 171.990													
Insulation: 2	- Typical			Other Features: 55000													
Int vs Ext:				Grade Factor: 1.00													
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000													
Heat Type: 5	- Steam			NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 243149													
Solar HW: NO	Central Vac: NO			Depreciation: 75376													
% Com Wal		% Sprinkled		Depreciated Total: 167773													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:													
PARCEL ID 092-0-0005-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE AssessPro Patriot Properties, Inc																	
																	